

38-199
3438WARRANTY DEED
Statutory Short Form

I, GARY GORMAN of Waterville, Kennebec County, State of Maine, for consideration paid, grant to STEVEN KATZ of Fairfield, Somerset County, State of Maine, whose mailing address is 137 Ridge Road, Fairfield, Maine 04937, with Warranty Covenants, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

008916

A CERTAIN lot or parcel of land situated in said Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

TRANSFER
TAX
PAID

BEING Lot Number Five (5) on a Plan recorded in Kennebec Registry of Deeds made for the Waterville Loan and Building Association by Green & Wilson, May 10, 1919 to which reference may be made for a more particular description; the same being bounded northwesterly sixty-eight and sixty-five hundredths (68.65') feet by a right-of-way; northeasterly ninety-nine (99') feet by Lot Number Four (4) of said Plan; southerly fifty-four and nine tenths (54.9') feet by bog land, so-called, and westerly ninety-nine and seven tenths (99.7') feet by land of John N. Webber; together with a right-of-way in common with others over the rights-of-way as laid out on plan above referred to, to and from Silver Street. Also a strip of land about sixty-five and eight tenths (65.8') feet wide running back of Lot Number Five (5), so-called, and partly back of Lot Number Four (4) to land of the City of Waterville, meaning to convey the remaining half of the land back of Lots Numbered Four (4) and Five (5), the other half having been conveyed to Clarence Daggett.

EXCEPTING and reserving, however, a certain lot or parcel of land situate in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

ASSUMING that Silver Street in said Waterville runs in a north-south direction; beginning at a point in the north line of land of Whitcomb Rummel which point marks the southwesterly corner of the premises herein conveyed and which point is thirty (30') feet easterly from the southeast corner of Lot identified as No. 5 on a Plan recorded in Kennebec Registry of Deeds made for the Waterville Loan & Building Association by Green & Wilson on May 10, 1919, to which reference is hereby made and which Lot No. 5 is owned by Romeo J. Bolduc and Marion R. Bolduc, it being the first parcel described in a Warranty Deed to said Bolducs from Napoleon LaPrise, dated August 10, 1956 and duly recorded in the Kennebec County Registry of Deeds; thence in an easterly direction along the northerly line of land of said Rummel a distance of approximately two hundred ten (210') feet to land of the City of Waterville; thence in a northwesterly direction along the westerly line of land of the City of Waterville to the southeast corner of land of Robert Dunn; thence in a westerly direction along the southerly line of land of Robert Dunn to a point which is thirty (30') feet easterly of an iron pin set in the east side of land of Robert Dunn which land of Robert Dunn is Lot No. 4 on said Plan of Waterville Loan & Building Association above referred to; thence in a southerly direction passing five (5') feet easterly of the easterly end of a certain garage building of the said Romeo J. Bolduc, et al., a distance of sixty-five feet and eleven inches (65' 11"), more or less, to the point of beginning.

BEING all and the same premises acquired by Gary J. Gorman by Warranty Deed from Joseph E. Noel and Jane M. Noel dated December 15, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3072, Page 263.

WITNESS my hand and seal this 27th day of March, 1992.

Signed, Sealed and Delivered
in the presence of:

Gary J. Gorman
GARY GORMAN

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: March 27th, 1992

Then personally appeared the above named GARY GORMAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Conela Jan Wentworth
Notary Public
Print Name TRIXIA JERN WENTWORTH

RECEIVED KENNEBEC SS.
1992 APR 15 PM 12:31
ATTEST: Theresa Reed Adams
REGISTER OF DEEDS